



October 16, 2023

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

Application:	Northlake Commercial, ZV/SV/PDD/CA-2023-00374
Control:	Bellsouth Mobility/Tylaneders, 1973-00237
Location:	Southwest corner of Northlake Boulevard and Burma Road
ZC Hearing:	November 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	November 29, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by tat the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5224 or via dadelspe@pbcgov.org.

Sincerely,

Donna Adelsperger
Senior Site Planner

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner

Department of Planning,
 Zoning & Building
 2300 North Jog Road
 West Palm Beach, FL 33411-2741
 (561) 233-5000

Planning Division 233-5300
 Zoning Division 233-5200 Building
 Division 233-5100
 Code Enforcement 233-5500
 Contractors Certification 233-5525
 Administration Office 233-5005
 Executive Office 233-5228
www.pbcgov.com/pzb



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Official Electronic Letterhead

Zoning Application Summary

Application:	Northlake Commercial, ZV/SV/PDD/CA-2023-00374
Control:	Bellsouth Mobility/Tylaneders, 1973-00237
Location:	Southwest corner of Northlake Boulevard and Burma Road
BCC District:	District 1, Commissioner Maria G. Marino
Title/Request:	a Type 2 Variance to allow a reduction of the lot size and side-street setback on 2.02 acres
Title/Request:	a Subdivision Variance to allow secondary access from a non-plan collector road with 22-foot wide pavement and sidewalk only on one side of the street on 2.02 acres
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.02 acres.
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant with drive-through on 2.02 acres
Overall Acres:	2.02 acres

Summary: The proposed requests are for the 2.02-acre Northlake Commercial MUPD development. The site was last approved by the Zoning Commission (ZC) on January 4, 1974 for a rezoning from General Commercial (CG) to Light Industrial (IL). The site is currently developed with Retail and Auto Repair uses.

The request will allow the rezoning to the Multiple Use Planned Development (MUPD) Zoning District in order to allow for the development of Retail and Type 1 Restaurant with drive-through (Conditional Use) and the General Retail (existing) uses. In addition, the applying is requesting a Type 2 Variance to reduce the lot size and side-street setback; and a Subdivision Variance to allow secondary access from a non-plan collector road with 22-foot wide pavement and sidewalk only on one side of the street. The Preliminary Site Plan (PSP) indicates two buildings with a total of 8,900 square feet (sq. ft.), 55 parking spaces, and access from Northlake Boulevard and Burma Road.

The request is contingent upon a concurrent application for a Small Scale Future Land Use Amendment, SCA-2023-000022, to change the future land use designation from Industrial (IND) to Commercial Low (CL).

